

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		BELKNAP ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	SPY POND DEVELOPMENT LLC		
Owner 2:			
Owner 3:			
Street 1:	C/O MATTHEW URCIUOLI, MANAGER		
Street 2:	2464 MASS AVE STE 440		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Crntry:	
		Own Occ:	N
Postal:	02140	Type:	

PREVIOUS OWNER

Owner 1:	LIU FUSHUANG -		
Owner 2:	ZHANG FAN -		
Street 1:	73 TROWBRIDGE ST		
Twn/City:	BELMONT		
St/Prov:	MA	Cntry:	
Postal:	02478		

NARRATIVE DESCRIPTION

This parcel contains 7,440 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Aluminum Exterior and 4845 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
111	Apts. 4-8		7440		Sq. Ft.	Site		0	80.	0.86	1									514,562						514,600			
Total AC/HA:			0.17080	Total SF/SM: 7440		Parcel LUC: 111		Apts. 4-8			Prime NB Desc:		ARLINGTON						Total:		514,562	Spl Credit				Total:		514,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	7440.000	643,600	5,500	514,600	1,163,700		7012
							GIS Ref
							GIS Ref
Total Card	0.171	643,600	5,500	514,600	1,163,700	Entered Lot Size	GIS Ref
Total Parcel	0.171	643,600	5,500	514,600	1,163,700	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		240.19	/Parcel:	240.1	12/22/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	608,900	5500	7,440.	514,600	1,129,000	1,129,000	Year End Roll	12/18/2019
2019	111	FV	560,800	5500	7,440.	546,700	1,113,000	1,113,000	Year End Roll	1/3/2019
2018	111	FV	560,800	5500	7,440.	398,800	965,100	965,100	Year End Roll	12/20/2017
2017	111	FV	524,700	5500	7,440.	347,300	877,500	877,500	Year End Roll	1/3/2017
2016	111	FV	524,700	5500	7,440.	295,900	826,100	826,100	Year End	1/4/2016
2015	111	FV	470,700	5500	7,440.	289,400	765,600	765,600	Year End Roll	12/11/2014
2014	111	FV	470,700	5500	7,440.	238,000	714,200	714,200	Year End Roll	12/16/2013
2013	111	FV	470,700	5500	7,440.	226,400	702,600	702,600		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2020	Mail Update	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
10/6/2017	MEAS&NOTICE	HS	Hanne S
3/10/2017	I & E Return	EMK	Ellen K
4/1/2016	I & E Return	MM	Mary M
4/11/2013	Info Fm Prmt	EMK	Ellen K
2/19/2009	Measured	345	PATRIOT
9/24/2000	Mailer Sent		
3/22/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	7012
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

